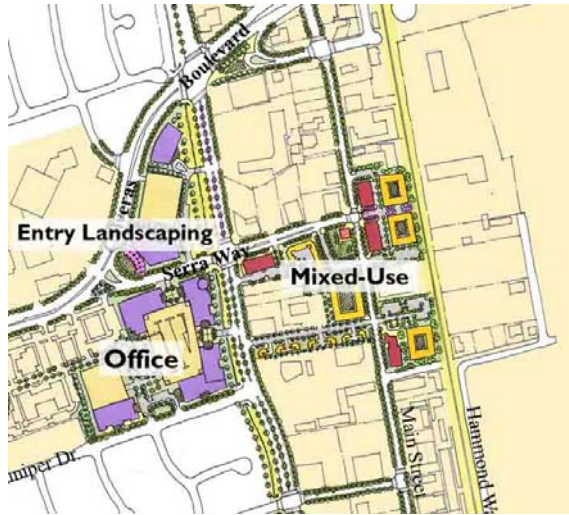


EXAMPLE SITE LAYOUT FOR OO
ZONING:



City of Milpitas

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035

Phone: 408-586-3279
Fax: 408-586-3293
Web: <http://www.ci.milpitas.ca.gov>



PLANNING AND
NEIGHBORHOOD
SERVICES
DEPARTMENT

**OO ZONING
DISTRICT
(GATEWAY
OFFICE OVERLAY
COMBINING
DISTRICT)**

PHONE: 408-586-3279
FAX: 408-586-3293

City of Milpitas

WHAT IS A OO ZONE?

The OO zone stands for Gateway Office Overlay Combining District. It provides for higher intensity, Class A office development at previously identified gateways to the City of Milpitas. The OO zone is combined with the C2 General Commercial or CO Administrative and Professional Office districts. The standards of the OO district prevail when there are conflicts with the standards of the underlying zoning district. The OO District is found only in the Midtown Area.

WHAT IS THE MIDTOWN AREA?

The Midtown Area is Milpitas' historic industrial and commercial core. Approximately, 1,000 acres in size, its growth is guided by the Midtown Specific Plan. The Plan provides the framework for growth, development and reinvestment in the area.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Division. Please supply the following information:

- Street Address
- Assessor's Parcel Number (APN) number (if available)

WHAT ARE THE PERMITTED USES IN THE OO ZONE?

The following uses are permitted in a OO Zone:

- Class A offices are permitted in the OO zone. Class A office space is located in high quality, modern buildings with large floor plates and amenities that typically attract rents in the top 25 percent bracket
- Other uses are permitted, or permitted with a use permit, when allowed by the underlying zoning district

WHAT ARE THE DESIGN REQUIREMENTS FOR THE OO ZONE?

- Attractive, landmark quality entry image
- Adhere to the design guidelines of the Midtown Specific Plan: attractive street presence, stepped buildings to orient the building mass to the main street frontage

WHAT ARE THE BUILDING REQUIREMENTS FOR THE OO ZONE?

Maximum Building Height	<ul style="list-style-type: none">• Six stories and 85 feet• Up to eight stories and 115 feet with approval of a use permit for exceptional architecture and aesthetic merit
Floor Area Ratio	150% or 1.50
Front and Street Side Setbacks	<ul style="list-style-type: none">• No minimum• Maximum ten feet from back of sidewalk• Buildings must be parallel to street• Main entrances must face the street
Parking	<ul style="list-style-type: none">• 3.3 parking stalls per 1,000 square feet of gross floor area for Class A office buildings• Parking requirements based on use
Landscape and Open Space for Class A Space	<ul style="list-style-type: none">• An outdoor open space or plaza• Ten percent of site shall be useable open space

ARE THERE TRANSPORTATION-RELATED REQUIREMENTS FOR THE OO ZONE?

- Participate in EcoPass or similar programs to support mass transit
- Participate in a transportation management program
- Provide secure and weather protected bicycle parking and showers for employees

ARE THERE EXCEPTIONS TO THE DEVELOPMENT STANDARDS?

Except for floor area ratio, exceptions to development standards can be granted by the Planning Commission through a Use Permit.

OTHER REQUIREMENTS?

For answers to other questions on topics such as parking, driveway, public improvements, or architectural requirements, you may contact the Planning Department.

Note: The Midtown Specific Plan and the Zoning Ordinance are available on the Internet at <http://www.ci.milpitas.ca.gov>.

DESIGN CONSIDERATIONS FOR OO ZONING DISTRICT:

